

APPLICATION FOR BUILDING PERMIT
Town of Machias, Maine

Building Permit request for:

- ☐ New Construction
☒ Expansion / Alteration
☐ Moving of Building
☐ Reconstruction / Replacement
☐ Conversion to another or different use

Date application received at Town Office: 4/14/16

Rec # 26641
Fee Paid \$ 1,565.00

Recipients Initials: SCF

Name of Applicant:
(or Agent)

Applicant: Downeast Community Hospital

Agent: BH2M Engineers

Address of Applicant:

11 Hospital Drive Machias, ME 04654

28 State St. Gorham, ME 04038

Telephone: (207) 839-2771

Address of Building(s):

11 Hospital Drive

Map

13

Lot

4

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)

The proposed project includes a 5,600 square foot expansion of the Hospital's Emergency Department.

Indicate what other structures are located on the same lot and the uses:

The parcel also houses Maine Veterans Homes and several support buildings for MVH and DECH visitors and staff.

(Refer to Town of Machias Building Permit Ordinance 01/26/1989 in answering all applicable sections below.)

1. ☐ Yes ☒ No

A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)

2. ☒ Yes ☐ No

A copy of the applicable town tax map showing lot location is attached.

3. ☒ Yes ☐ No

The property is connected to the Machias Water Co. supply or can be connected. If the property is not, or cannot be connected to the Machias Water Co. supply, water will be provided by:

☐ Well ☐ Spring ☐ Other

Machias Water Company

4. ☒ Yes ☐ No

The property is connected to Town of Machias sewer system or can be connected. Attach a copy of the Sewer Entrance Permit and include the location of the connection on the site plan if the project is to be connected to the Town of Machias sewer system.

5. ☐ Yes ☒ No

N/A

A soil test has been conducted for installation of a septic system for sewage disposal.

(Attach a copy of test document and diagram of the recommended septic location.)

6. ☒ Yes ☐ No

A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached. The site plan should reflect the dimensions of the lot on which construction is to be undertaken specifically to include the road frontage measurement. The plan should also include setback distances for the proposed construction from each boundary and from the public road or private access road.

7. ☒ Yes ☐ No

A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.

8. ☐ Yes ☒ No

Will surface water drainage adversely affect any neighboring properties?

9. ☐ Yes ☒ No

Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?

10. ☒ Yes ☐ No

Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.

11. ☒ Yes ☐ No

The building lot is at least 15,000 square feet in size or larger.

12. ☒ Yes ☐ No

The building setback will be at least 35 feet from the front of the lot.

13. ☒ Yes ☐ No

Side and rear distances from the lot lines are at least 15 feet to proposed building.

14. ☒ Yes ☐ No

The proposed structure will be no more than 50 feet above ground level, including chimneys, stacks or other protrusions that are part of the structure.

15. ☒ Yes ☐ No

There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)

16. ☐ Yes ☒ No

Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway? If so, an entrance permit from the Department of Transportation must be obtained prior to any issuance of permits and attached to this application.

17. There will be 290+ off street parking spaces as shown in site plan.

18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations

By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit

application and certify compliance by initialing the appropriate below:

Water Supply

SB

Water Pollution

SB

Flood Hazard Development Permit

SB

Air Pollution

SB

Soil Erosion

SB

Maine DOT Entrance Permit

SB

Shoreland Zoning

SB

Surface Drainage

SB

Sewer Connection Permit

SB

Sewage Pollution

SB

Noise Level

SB

Natural Resources Protection Act Permit

SB

Other

SB

19. Estimated cost of proposed building or structure(s): \$ 3,100,000

20. Name, address and telephone number of contractor or builder: Contractor has not been determined

21. I have read and understand the Town of Machias Building Permit Ordinance and hereby make application for a permit based on the information contained above and request the Planning Board to act on this application at its next scheduled monthly meeting.

Signature of Applicant:

Agent

Steven Blake, PE

NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:

Building Permit:

☐ Approved

☐ Denied

By the Planning Board on (Date):

Authorized Planning Board Signature:



BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

28 State Street Tel. (207) 839-2771
Gorham, Maine 04038 Fax (207) 839-8250

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY Jr
WALTER E. PELKEY
ANDREW S. MORRELL
STEVEN J. BLAKE

April 13, 2016

To: Town of Machias
P.O. Box 418
Machias, Maine 04654

Re: Down East Community Hospital
Emergency Department Expansion and Renovation
Application for Building Permit

The Down East Community Hospital is proposing an expansion and renovation project for the Emergency Department at their campus located at 11 Hospital Drive. The proposed project will include a 5,600 sq. ft. building expansion, renovations to the existing building as well as site plan modifications to help improve vehicular circulation for visitors and emergency vehicles.

Enclosed please find an Application for Building Permit, a check in the amount of \$1,565 as well as the following supporting documents:

Attachment 1: Tax Map
Attachment 2: Parcel Deed
Attachment 3: Location Map
Attachment 4: Site Plan and Floor Plan (Reduced and Full Size)

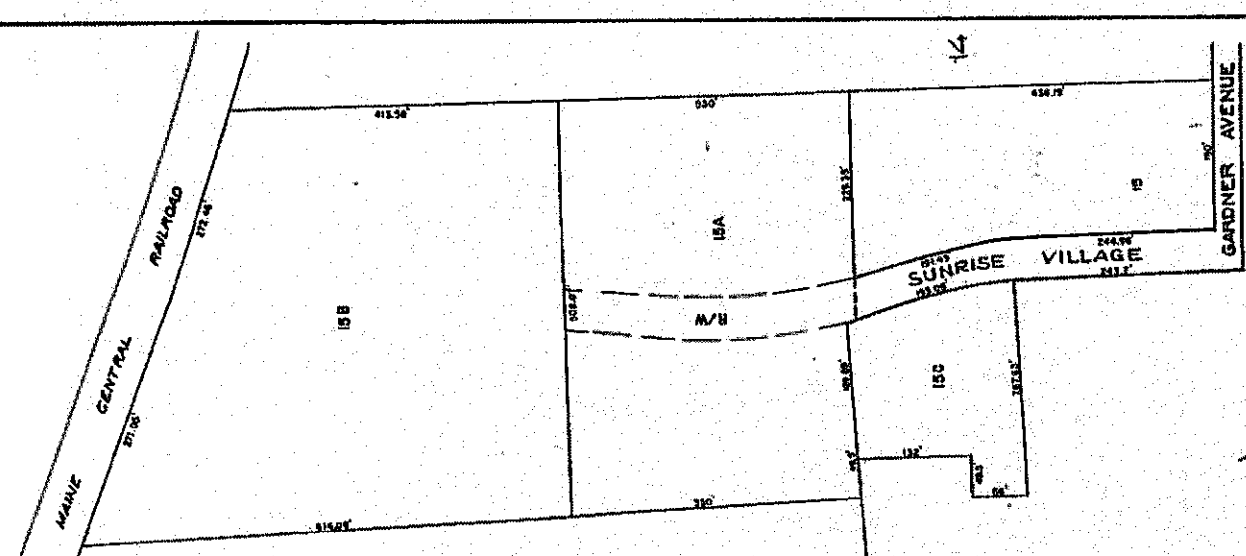
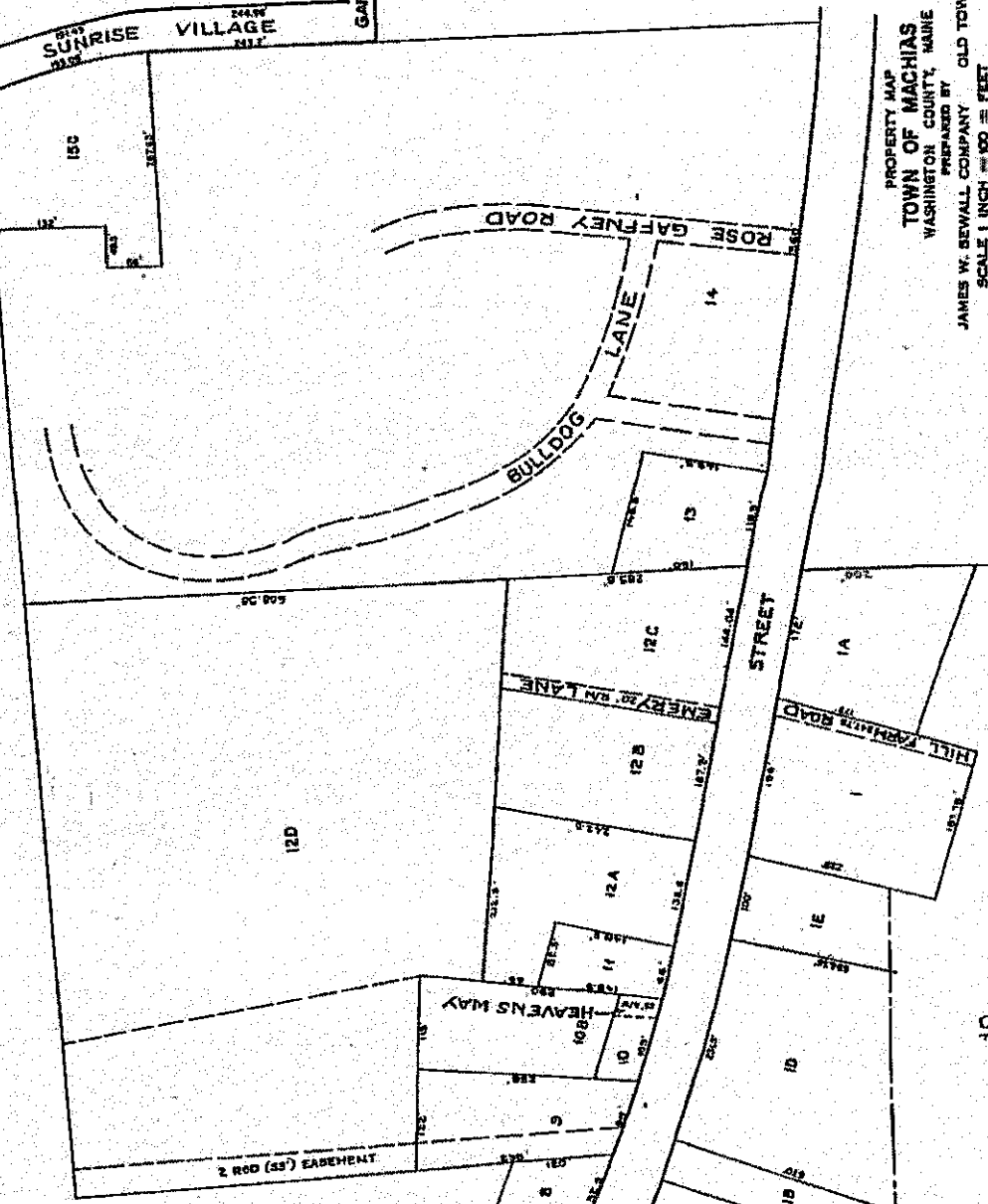
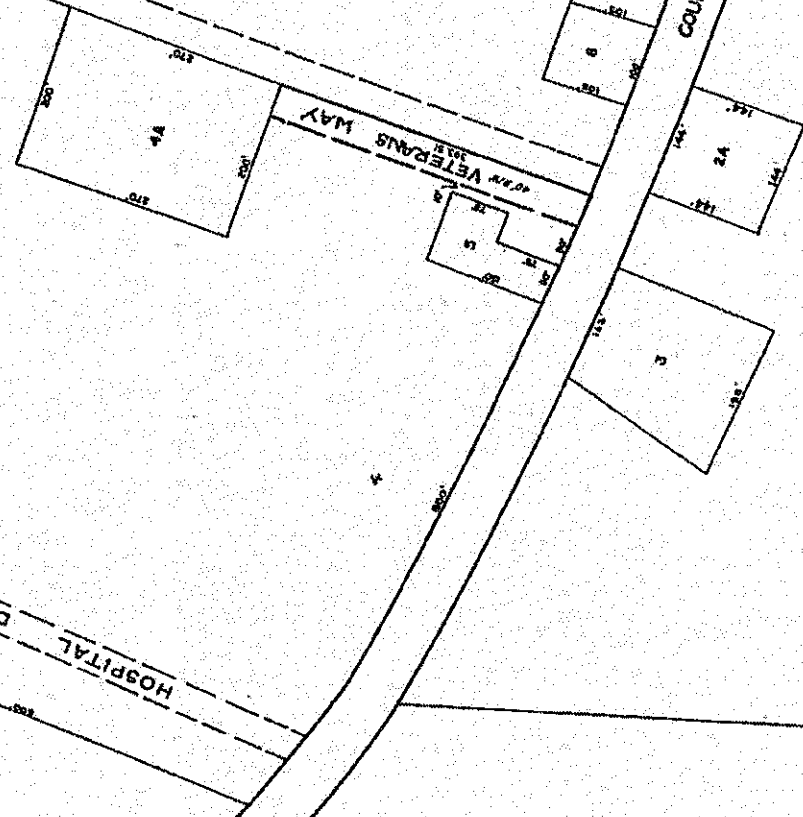
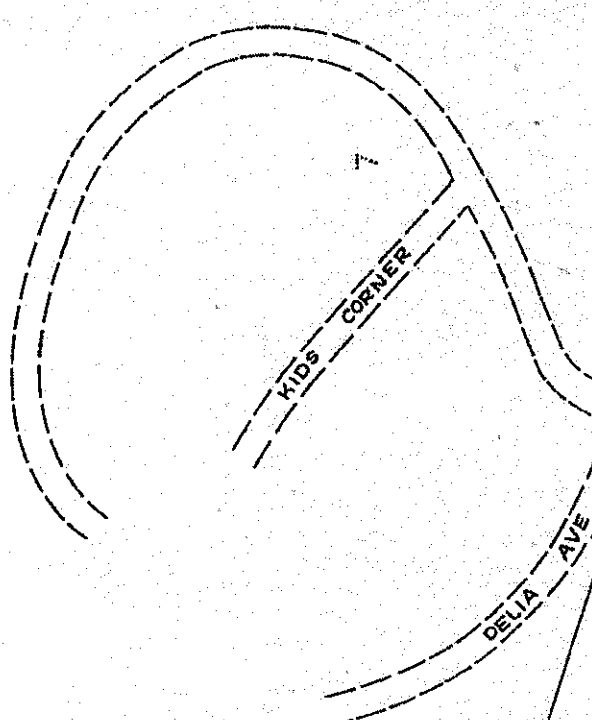
Please feel free to contact us directly if you should have any questions or need any additional information. We look forward to meeting with the Board at the May 4th Planning Board Meeting.

Sincerely,

Steven J. Blake, PE
Project Engineer

Encl.

Attachment 1
Tax Map



LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE

PROPERTY MAP
TOWN OF MACHIAS
WASHINGTON COUNTY, MAINE
JAMES W. BEWALL COMPANY
OLD TOWN, MAINE
SCALE 1 INCH = 100 FEET

Attachment 2
Parcel Deed

Know all Men by these Presents,**That I, C. Alton Bagley of Machias in the County of Washington and State of Maine,**

in consideration of ample compensation, paid by
 Down East Community Hospital, a corporation duly organized and existing under the laws of the
 State of Maine and having an office at Machias, County and State aforesaid,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey
 unto the said Down East Community Hospital, its successors heirs and assigns forever,

a certain lot or parcel of land in said Machias, County and State aforesaid, on the north side of and adjoining Court Street, also designated as Route 1-A, leading from Machias to Whitneyville which lot is bounded and described as follows, TO WIT: Beginning at an iron bolt marking the northwest corner of that lot known as the standpipe lot which was conveyed to the Machias Water Company June 29, 1896 by deed which is recorded at the Washington County Registry of Deeds in Book 321, Page 322, thence running N 00°54'30"E 612.82 feet by and with other land of the grantor herein to an iron pipe driven in the ground; thence running N89°05'10"W by and with other land of said grantor 822.58 feet to an iron pipe driven in the ground; thence running S01°21'40"W by and with other land of said grantor 586.30 feet to an iron pipe driven in the ground; thence continuing on the same course S01°21'40"W 49.11 feet to a spike driven in the centerline of the aforementioned Court Street; thence following the centerline of said street eastwardly by the following courses and distances; S63°24'50"E 100.00 feet, S69°44'20"E 100.00 feet, S77°04'30"E 100.00 feet, S79°55'40"E 53.01 feet, S81°44'50"E 394.24 feet, and S84°41'50"E 102.28 feet, for a total distance of 849.53 feet by and with said highway centerline, to a railroad spike driven in said centerline; thence running N 00°54'30"E 36.70 feet to a tall iron bolt on the west boundary of the aforementioned standpipe lot; thence continuing the same course N 00°54'30"E by and with said standpipe lot 149.75 feet to the place of beginning, containing 14.076 acres within the described boundaries, of which amount 0.483 acre is within the highway right-of-way that extends one and one-half rods from the highway centerline, and this conveyance is made subject to said right-of-way easement. The foregoing description is in accordance with a survey made in October, 1961, by Richard A. Nawhinney of Machias and all bearings given herein are true (astronomic) as determined from Polaris observations at the site. Conveying also the grantee herein, its successors and assigns, a perpetual easement for the construction and maintenance of drainage channels and sewer and water mains leading across land of the grantor herein from the eastern boundary of the lot herein conveyed, the eastern limit of said easement to be defined by a line 90 feet east of, and parallel with, said eastern boundary of the lot herein conveyed, and extending from the highway northwardly the whole depth of said granted lot. Being a portion of the premises conveyed to C. Alton Bagley by Emma Longfellow Burge by deed dated May 2, 1927 and recorded in the Washington County Registry of Deeds in Book 376, Page 271.

PROVIDED, however, that in the event the grantee herein, its successors or assigns, shall neglect or fail within a term of five (5) years from the day of the date hereof to begin construction of a hospital building on the premises above described then this conveyance shall be null and void and the property herein conveyed shall revert to the grantor, his heirs and assigns.

(\$2.20)
 Rev. Stamps
 Cancelled

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said Down East Community Hospital, its successors -heirs and assigns, to its and their use
 and behoof forever. And I do covenant with the said Grantee, its successors --heirs and assigns, that I am
 lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid;
 and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors
 - heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof I, the said C. Alton Bagley

and Celia L. Bagley, wife of the said C. A. Iton Bagley, joining in this deed as grantor,
 and relinquishing and conveying all right by descent and all other rights in the above described premises,
 have hereunto set our hands and seals this seventeenth day of April
 in the year of our Lord one thousand nine hundred and sixty-two.

Signed, Sealed and Delivered in presence of

C. Alton Bagley (seal)
 Celia L. Bagley (seal)

State of Maine

April 17, 1962

ss. Washington C. Alton Bagley

Personally appeared the

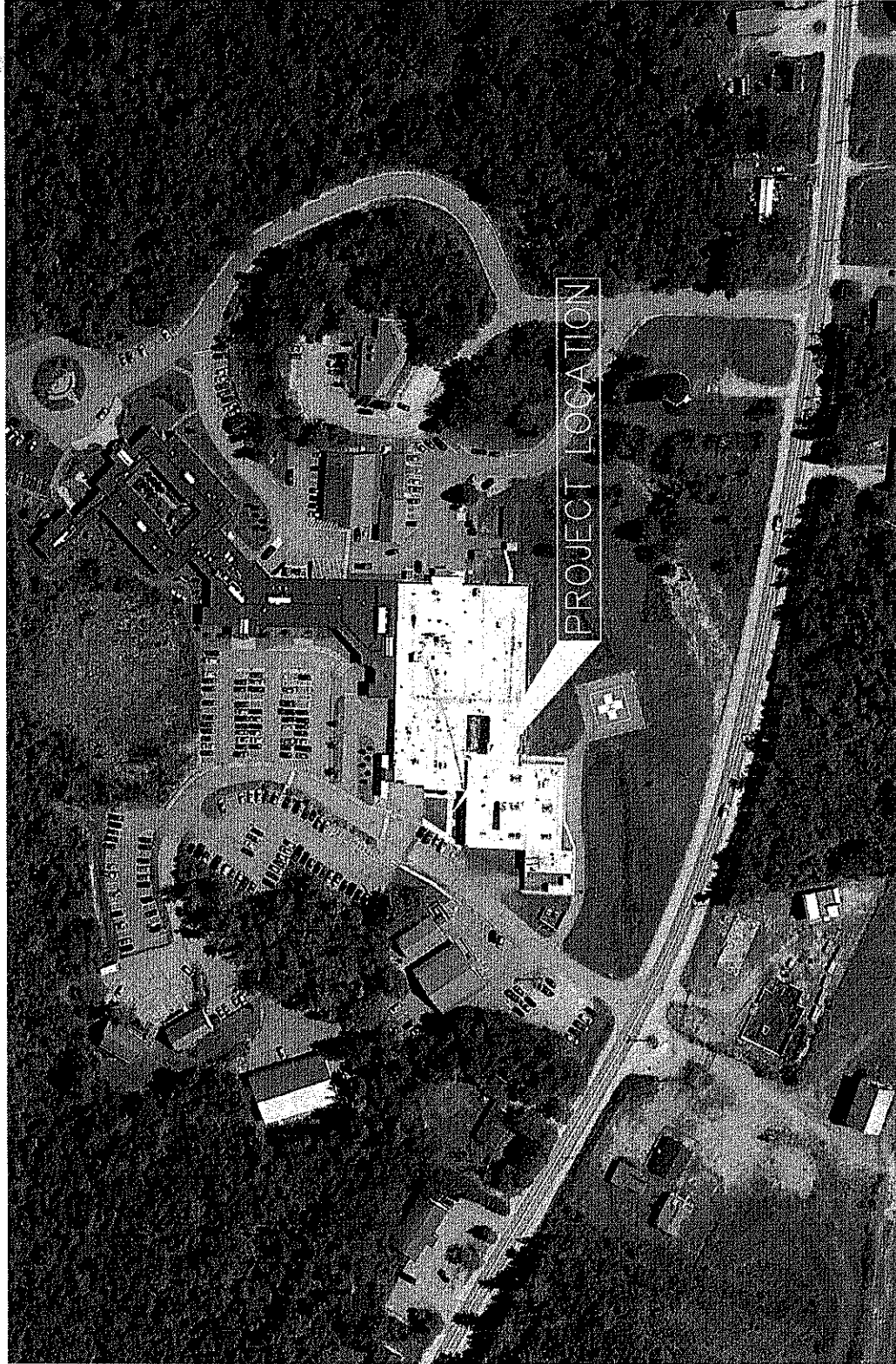
above named and acknowledged the above instrument to be his free act and deed.

N.P. (seal)
 by impression
 Received April 20, 1962

Before me,

Emma M. Coan, Notary Public
 my commission expires November 2, 1967
 10 N. E. M. M.

Attachment 3
Location Map



Scale: 1" = 200'



Site Location Plan

DECH ED Expansion Project

11 Hospital Drive
Machias, Maine

FOR

Down East Community Hospital
11 Hospital Drive
Machias, Maine 04654



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

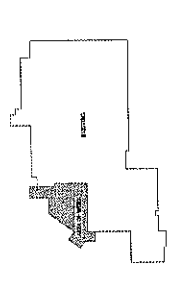
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

Attachment 4
Site Plan and Floor Plan
(Reduced and Full Size)

CONSULTANT:

[illegible]

KEY PLAN:

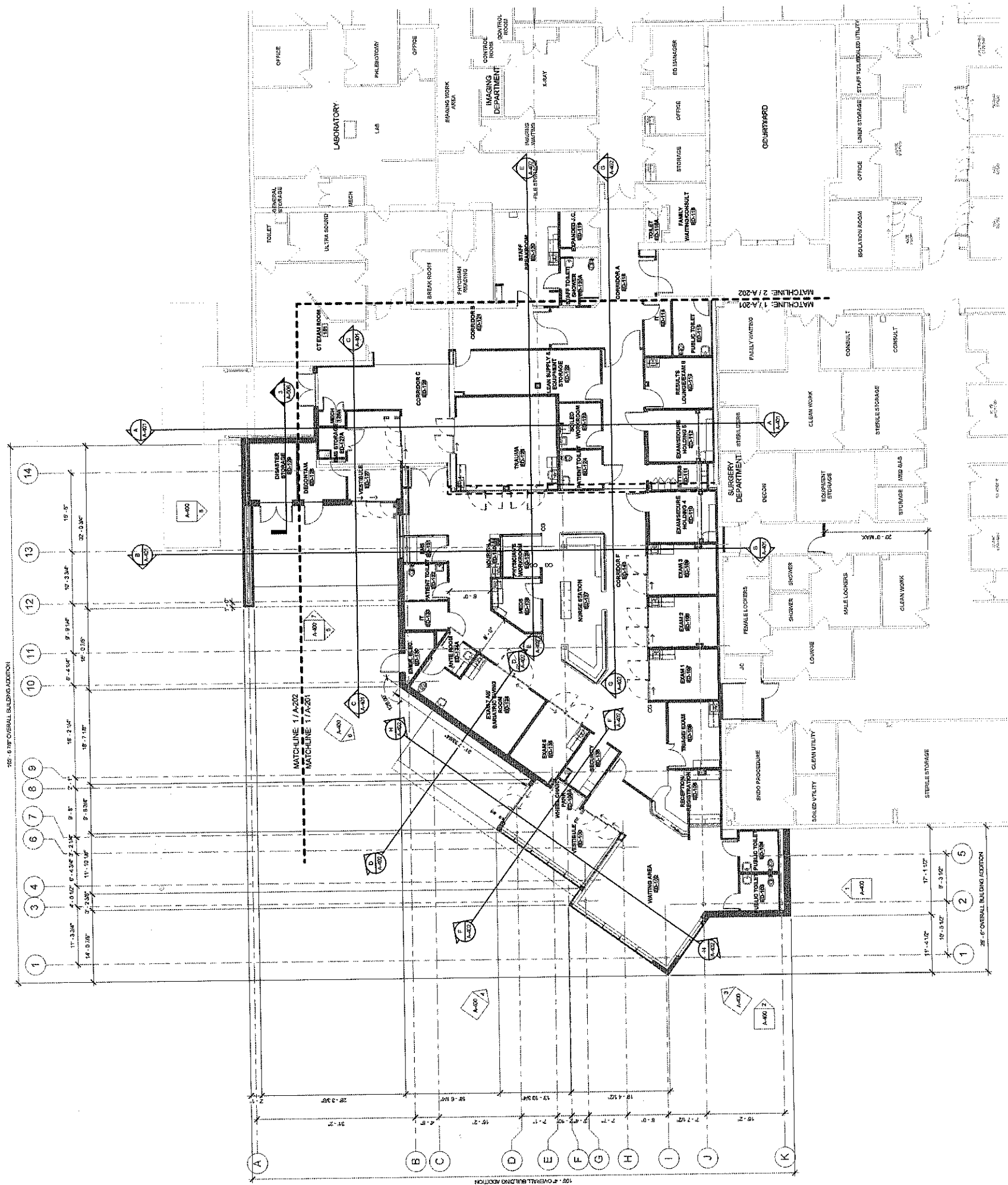


DRAWING TITLE:
**GROUND FLOOR - OVERALL
CONSTRUCTION PLAN**

SEAL	
1/8" = 1'-0"	
PROJECT NO.	143504.00
DATE	
BY	
CHECKED BY	
DATE	
SCALE	
DF	
ISSUED BY	

DEBATING NO.

A-200

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**DOWN EAST
COMMUNITY**
11 HOSPITAL DR, MACHIAS, ME
04654

**EMERGENCY DEPARTMENT
EXPANSION & RENOVATION**

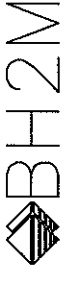


ARCHITECTUS
PLANNING
INTERIOR DESIGN
ENGINEERING

BOSTON
 235 FRIEND STREET
 BOSTON, MA 02114
 TEL. 617.723.7100
 FAX. 617.723.9113

MAINE
 484 MAINE AVE., SUITE 2B
 FARMINGDALE, ME. 04344
 TEL. 207.562.2400
 FAX. 207.562.6320

CONSULTANT:

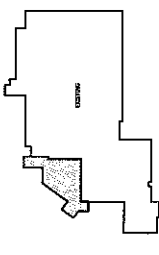


Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

28 State Street Tel. (207) 839-2771
Gorham, Maine 04038 Fax (207) 839-8250
www.bh2m.com

ISSUE/REVISION:		DATE:		DESCRIPTION:
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KEY PLAN:

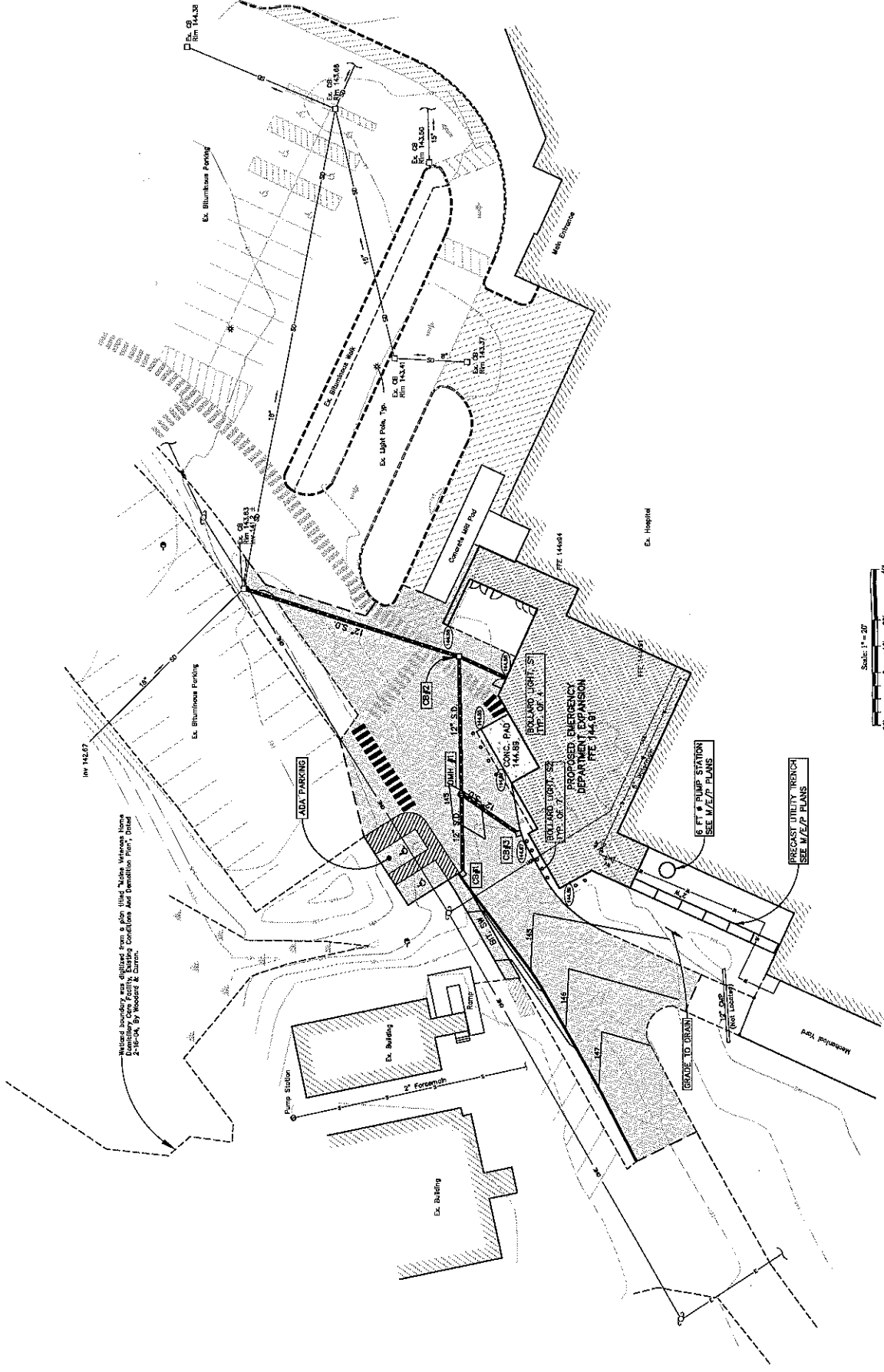


DRAWING TITLE:
SITE LAYOUT AND GRADING
PLAN

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PROJECT VOL	FORMED

DRAWING NO.:

C-002



SYMBOL	DESCRIPTION
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	LIMIT OF WETLANDS
	TREE LINE
	UTILITY POLE
	UNDERGROUND UTILITIES
	STORM DRAIN
	SANITARY SEWER
	UNDERGROUND UTILITIES
	WATER LINE
	UNDERGROUND UTILITY
	SANITARY SEWER MANHOLE
	EDGE OF PAYMENT
	CURB

LEGEND

DESCRIPTION	DATE	AMOUNT	REMARKS
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EXISTING CONTOUR

LIMIT OF WETLANDS
TREE LINE

UTILITY POLE

OVERHEAD UTILITIES
STORM DRAIN

SANITARY SEWER
UNDERGROUND UTILITIES


WATER LINE
DRAIN MANHOLE

SANITARY SEWER MAIN
EDGE OF PAVEMENT

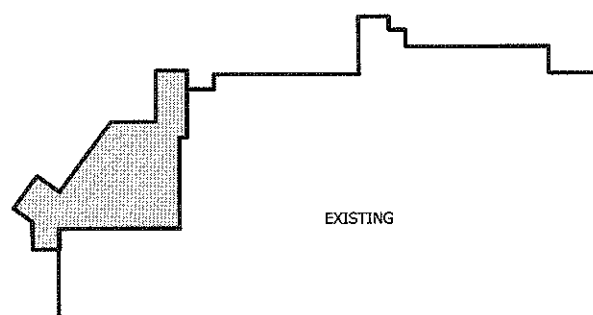
CURE

225 FRIEND STREET
BOSTON, MA 02114
TEL. 617.723.7100
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FARMINGDALE, ME 04344
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28 State Street Tel. (207) 839-2771
Gorham, Maine 04038 Fax (207) 839-8250
www.bh2m.com

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DRAWING TITLE:
**GROUND FLOOR - OVERALL
CONSTRUCTION PLAN**

DRAWN BY: DF	SEAL:
CHECKED BY: EM	
SCALE: 1/8" = 1'-0"	
PROJECT NO.: 143604.00	

DRAWING NO.:

A-200

PROJECT LOCATION:
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Renovation_ashah.rvt
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